

Department Revisions

The Department of Planning and Zoning released the draft of HarfordNEXT on February 8, 2016 for public review and comment. The Department gathered community input and comments through a variety of forums; including, emails, letters, meetings with community groups, and online forums such as Open Town Hall and Open Comment. Department staff made revisions to the draft HarfordNEXT based on these comments in addition to further internal review and editing. This section details all of the substantive changes that were made to the document since February 8, 2016. The following spreadsheets detail the changes that were made to HarfordNEXT and include page numbers to the draft document and the final document for reference.

GROW WITH PURPOSE

Draft Version	Page Number	Final Version	Page Number
(d) Utilize the County's Facilities Plan to make informed decisions for capital budgeting.	36	(d) Utilize the County's Facilities Master Plan to make informed decisions regarding the capital budget.	40
(f) Expand high speed data transmission throughout Harford County.	36	(f) Expand high speed wireless data transmission throughout Harford County.	40
Rationale: As neighborhoods mature, each one has a different character that is unique only to itself. By enhancing the character of a neighborhood, property values can increase, new investment may occur and the bond among residents will be stronger.	36	Rationale: Mature neighborhoods have a character all their own. By enhancing the character of a neighborhood, property values can increase, new investment may occur and the bond among residents will be stronger.	40
The State of Maryland offers multiple grants per year (Sustainable Communities, Community Legacy, etc.) which assist with redevelopment efforts on the County level.	36	The State of Maryland offers multiple grants that assist with redevelopment efforts on the County level.	40
(c) Create a plan to reuse small vacant lots and utility easements/corridors that do not have development potential for community gardens and pocket parks.	37	(c) Reuse small vacant lots and utility easements/corridors that do not have development potential for community gardens and pocket parks.	41
(d) Promote community identity through the installation of signage identifying neighborhoods.	37	(d) Promote community identity through the installation of gateway signage identifying neighborhoods.	41
Rationale: As communities mature, some have a disproportionate share of vacant and dilapidated structures. Focusing efforts to redevelop or otherwise improve such properties can improve quality of life, increase property values, reduce crime, etc.	37	Rationale: By rehabilitating vacant and dilapidated structures, communities improve quality of life, increase property values and reduce crime.	41
(a) Evaluate the progress and effectiveness of County codes in dealing with the rehabilitation or removal of vacant, dangerous, and dilapidated buildings.	37	(a) Evaluate the effectiveness of County codes in dealing with the rehabilitation or removal of vacant, dangerous, and dilapidated buildings.	41
(c) Collaborate with mortgage companies to provide low-interest loans for the rehabilitation of homes.	37	REMOVED FROM DOCUMENT	NA
(d) Initiate the creation of a US 40 corridor plan to evaluate land use opportunities for appropriate and compatible development as well as coordinating public investment with development activity.	37	(d) Create a US 40 corridor plan to evaluate land use opportunities for appropriate and compatible development as well as coordinating public investment with development activity.	41
(e) Assist property owners with land assemblage in order to maximize opportunities at opportunity sites.	37	(e) Assist property owners with land assemblage in order to maximize potential at opportunity sites.	41
Linking HarfordNEXT and the Housing and Community Development Consolidated Plan will allow for a more attainable mix of housing types and accommodate homeownership growth.	38	Linking HarfordNEXT and the Housing and Community Development Consolidated Plan will allow for a more attainable mix of housing types and promote homeownership.	42

GROW WITH PURPOSE

Draft Version	Page Number	Final Version	Page Number
Rationale: The traditional single-family home takes up more land, is less affordable and does not offer the opportunity to age in place like other housing options. New developments should encourage a variety of housing types, choices and density.	38	Rationale: The traditional single-family home takes up more land, is less affordable and does not offer the opportunity to age in place like other housing options. New developments should include a variety of housing types, choices, and density.	42
(c) Encourage a mixture of residential densities and housing types through land use regulations that are affordable and accessible to all age groups.	38	(c) Encourage a mixture of residential densities and housing types that are affordable and accessible to all age groups.	42
(a) Conduct studies to identify barriers to ownership for specific demographic groups and tailor affordable housing programs to remove barriers.	38	(a) Identify barriers to homeownership for specific demographic groups and tailor affordable housing programs to remove barriers.	42
(b) Work with the Department of Housing and Community Development to monitor the supply of affordable housing.	38	(b) Work with the Department of Housing and Community Development to monitor affordable housing needs.	42
(d) Provide educational information pertaining to affordable housing which includes information on housing cost burden and qualifications for different programs.	38	(d) Provide educational resources pertaining to affordable housing that includes information on housing cost burden and qualifications for different assistance programs.	42
(d) Develop a program and provide incentives to address redevelopment needs of aging multifamily buildings. These programs could include renovation loans, tax abatements or grants.	39	(c) Provide incentives to address redevelopment needs of aging multifamily buildings. These programs could include renovation loans, tax abatements, or grants.	43
(a) Develop parameters that work to ensure plan implementations are followed.	39	(a) Develop parameters to ensure plan implementations are followed.	43
(b) Periodically gauge the success of HarfordNEXT. This system should track changes in land use, jobs, housing, neighborhood level investment, and zoning capacity.	39	(b) Periodically gauge the success of HarfordNEXT by tracking changes in land use, jobs, housing, neighborhood level investment, and zoning capacity.	43
(c) Monitor the implementation and adjust goals and programs accordingly to adapt to socio-economic changes.	39	(c) Monitor the plan implementations and adjust goals and programs accordingly to adapt to socio-economic changes.	43
(d) Establish a reporting period that updates County Council on the progress of the plan.	39	(d) Establish an appropriate reporting period and update the County Council on the progress of the plan.	43
(e) Implement programs to encourage affordable homeownership and owner occupancy in areas with a high concentration of single-family rental housing.	39	(e) Develop programs which promote affordable homeownership for young families and older residents as an alternative to renting.	43
(f) Expand homeownership programs that support a variety of owner-occupied housing.	39	REMOVED FROM DOCUMENT	NA
(a) Create programs that target rehabilitation and modernization of aging single family homes.	39	(a) Create programs and identify grant opportunities that target rehabilitation and modernization of aging single family homes and communities.	43
(b) Create and expand upon programs geared towards rehabilitation of the existing housing supply.	39	REMOVED FROM DOCUMENT	NA

ECONOMIC VITALITY

Draft Version	Page Number	Final Version	Page Number
(d) Support recruitment and retention efforts by economic development organizations such as Visit Harford and the Harford County Chamber of Commerce.	49	(d) Support recruitment and retention efforts by economic development organizations such as the Harford County Chamber of Commerce.	53
(a) Conduct an economic analysis of land use regulations affecting commercial redevelopment to determine if they allow for economically feasible and quality development to occur.	49	(a) Conduct an analysis of land use regulations affecting redevelopment to determine if they allow for economically feasible and quality development to occur.	53
(d) To facilitate greater transparency and remove administrative burdens in the development process, work with municipalities to establish consistent development regulations.	49	(d) Work with municipalities to establish consistent development regulations to facilitate greater transparency and remove administrative burdens in the development process.	53
Goal EV 1.2: Provide for infrastructure improvements as an incentive that aims to stimulate economic development.	49	Goal EV 1.2: Plan for infrastructure improvements as an incentive to stimulate economic development.	53
Rationale: Strategically investing in infrastructure improvements will provide new opportunities for businesses desiring to locate in Harford County.	49	Rationale: Strategically investing in infrastructure improvements will provide new opportunities for businesses.	53
Goal EV 1.3: Encourage a business friendly environment.	49	Goal EV 1.3: Support a business friendly environment.	53
(b) Continue to improve transportation and utilities infrastructure that support the needs of existing businesses.	49	(b) Continue to improve transportation and utilities infrastructure that support the needs of businesses.	53
An opportunity site is a location that is ripe for economic development or revitalization.	49	An opportunity site is a location that the conditions are right for economic development or revitalization.	53
Rationale: Providing businesses with an environment which they can thrive is imperative. Businesses provide a tax base for the County and employment to residents.	49	Rationale: Providing businesses with an environment in which they can thrive is imperative.	53
(c) Build a coordinated retention program to provide better communication between the County and businesses to determine business needs and concerns.	49	(c) Build a coordinated business retention program to businesses to determine business needs and concerns.	53
(e) Develop a webpage focused on assisting the development and growth of new businesses and compile a central database of all regional entrepreneurial resources within that webpage.	49	(e) Develop an online tool focused on assisting the development and growth of new businesses.	53
(f) Provide informational resources, assistance for financing, business plan creation, and regulatory guidance for new and existing businesses through various means (ie. social media, webpages, brochures).	50	REMOVED FROM DOCUMENT	NA
(g) Consider reducing the County's commercial tax rate in order to increase the County's competitive edge.	50	(f) Monitor the County's commercial tax rate in order to increase the County's competitive edge.	53
ADDED TO DOCUMENT	NA	(d) Promote streetscape improvements and beautification projects which utilize sustainable design strategies and construction practices to improve and enhance the attractiveness of aging commercial areas.	53

ECONOMIC VITALITY

Draft Version	Page Number	Final Version	Page Number
(b) Promote the development of existing commercial and industrially zoned land within the Development Envelope, especially along the U.S. 40 corridor.	50	(b) Promote the utilization of existing commercial and industrial zoned land within the Development Envelope, especially along the U.S. 40 corridor.	54
(a) Regularly evaluate commercial land use capacity and adjust as necessary to accommodate economic development opportunities or changing regional conditions.	50	(a) Evaluate commercial land use capacity and adjust as necessary to accommodate economic development opportunities or changing regional conditions.	54
Land banking is the process by which government or non profit entity buys land for future projects which aim to spur economic development.	50	Land banking is the process by which government or non-profit entity assembles and holds properties for future projects in order to spur economic development.	54
(a) Create a promotional virtual tour for developers that promotes and emphasizes the benefits of locating in Harford County.	50	(a) Create a virtual tour that promotes and emphasizes the benefits of locating in Harford County.	54
(b) Create a tiered incentive program that provides incentives for developers who choose to utilize innovative development practices.	50	(b) Create an incentive program that provides tiered incentives for developers who choose to utilize innovative development practices.	54
(d) Encourage mixed-use zoning districts that provide for a smart balance of commercial and residential uses.	50	(d) Encourage mixed-use zoning districts that provide for a balanced integration of commercial and residential uses.	54
(b) Establish a farm to table program to promote healthy communities and preserve the County's agricultural history.	50	(b) Establish a farm to table program to promote healthy communities and promote the County's agricultural industry.	54
(d) Create festivals which focus on businesses within the food industry (i.e. farmers, restaurants, caterers, etc.).	50	(d) Create festivals that focus on businesses within the food industry (i.e. farmers, restaurants, caterers, etc.).	54
(c) Work with developers to allow for the planned densification of low density developments in redeveloping areas.	50	(c) Work with developers to allow for the planned densification of developments to densify over time in redeveloping areas such as US 40 and transit oriented developments.	54
ADDED TO DOCUMENT	NA	The USDA defines a food hub as "a centrally located facility with a business management structure facilitating the aggregation, storage, processing, distribution, and/or marketing of locally/regionally produced food products."	54
Rationale: The County must ensure its competitive position by providing flexibility where businesses can create, respond, and adjust rapidly.	51	Rationale: Flexible zoning allows businesses to create, respond and adjust to rapidly changing economic conditions while ensuring the County remains resilient and ready to adapt.	55
ADDED TO DOCUMENT	NA	(c) Develop floating zones that provide flexibility for businesses, especially startups.	55
(a) Support the growing trend of co-working spaces and low-impact home based businesses.	51	(a) Support co-working spaces and low-impact home-based businesses.	55
(b) Implement Planned Unit Development (PUD) zoning in target redevelopment areas. PUD zoning is a flexible zone designated to be customized to proposed projects. A market based range of land uses in the PUD are established and revisited as the market evolves, which allows for flexibility.	51	(b) Implement Planned Unit Development (PUD) zoning in target redevelopment areas. PUD zoning is a flexible zone designated to be customized to proposed projects. A market based range of land uses in the PUD are established and revisited as the market evolves.	55

ECONOMIC VITALITY

Draft Version	Page Number	Final Version	Page Number
(a) Perform an analysis that assesses the physical, infrastructure and market conditions and needs of local commercial corridors.	51	(a) Assess the physical, infrastructure and market conditions and needs of older commercial corridors.	55
(d) Work with the Department of Inspections, Licenses and Permits to provide flexibility when utilizing vacant commercial spaces as incubator spaces.	51	(d) Work with the Department of Inspections, Licenses and Permits to provide flexibility when utilizing vacant commercial spaces.	55
(e) Provide redevelopment incentives such as reduced permit/development fees to corridors with high vacancy rates.	51	(e) Provide redevelopment incentives to corridors with high vacancy rates.	55
(a) Create a programmatic outreach program in the Department of Planning and Zoning, the Office of Economic Development and Department of Housing and Community Development that aims to improve the appearance of blighted properties.	52	(a) Create an outreach program between the Department of Planning and Zoning, the Office of Economic Development and Department of Housing and Community Development that aims to improve the appearance of blighted properties.	55
(b) Develop programs that encourage property owners to rehabilitate their physical facilities and infrastructure to accommodate new businesses.	52	(b) Encourage property owners to rehabilitate their physical facilities and infrastructure to accommodate new businesses.	56
(c) Explore commercial revitalization programs that provide grants or low interest rate loans for façade improvements and interior renovation.	52	(c) Explore commercial revitalization programs that provide grants or low interest rate loans for façade improvements and physical improvements.	56
(c) Engage the community through workshops and design charrettes when redevelopment opportunities arise.	52	(c) Engage communities through workshops and design charrettes.	56
Goal EV 3.1: Provide educational opportunities that prepare students for the workforce.	52	Goal EV 3.1: Provide educational opportunities that prepare students for the workforce and work to give those currently in the workforce advancement opportunities.	56

ENVIRONMENTAL STEWARDSHIP

Draft Version	Page Number	Final Version	Page Number
<p>The protection and restoration of Harford County's environmentally sensitive areas is paramount to maintaining a high quality of life for our citizens. Harford County has many sensitive resources, from along Deer Creek to the Chesapeake Bay. These areas include streams, wetlands, 100-year floodplains, forested resources, rare habitats, steep slopes and other environmental assets. Streams, wetlands and floodplain areas provide excellent habitat for many species. These areas have also been deemed worthy of protection for their value in improving water quality. Rare or unique habitat areas need focused preservation efforts to maintain their health and biodiversity. These areas have been identified as Targeted Ecological Areas (TEAs), which are lands deemed as the most ecologically valuable in the State. These lands are preferred for conservation and preservation funding. Forested resources are another important sensitive area worth protecting. By providing shading to headwater streams, reducing sediment load, and improving habitat, forests can be the most effective land cover in certain areas. Forested areas that provide hubs and corridors for wildlife are especially important for targeting protection and restoration efforts. TEAs, forested hubs and corridors will be the foundation of a future Green Infrastructure Plan for the County. The County will continue to improve the quality of our sensitive areas and environmental resources by developing new policies or building on existing efforts to protect these areas.</p>	55	<p>The protection and restoration of Harford County's environmentally sensitive areas is paramount to maintaining a high quality of life for our citizens. Harford County has many sensitive resources, from Deer Creek to the Chesapeake Bay including streams, wetlands, floodplains, forests, rare habitats, steep slopes, and other environmental assets. Streams, wetlands and floodplains provide excellent habitat for many species. These areas have also been deemed worthy of protection for their value in improving water quality. Rare or unique habitat areas need focused preservation efforts to maintain their health and biodiversity. These areas have been identified as Targeted Ecological Areas (TEAs), which are lands deemed as the most ecologically valuable in the state. These lands are preferred for conservation and preservation funding. Forested resources are another important sensitive area worth protecting. By providing shade to headwater streams, reducing sediment load, and improving habitat, forests can be the most effective land cover in certain areas. Forested areas that provide hubs and corridors for wildlife are especially important for targeting protection and restoration efforts. TEAs, forested hubs and corridors will be the foundation of a future Green Infrastructure Plan for the County. The County will continue to improve the quality of our sensitive areas and environmental resources by developing new policies or building on existing efforts to protect these areas.</p>	59

ENVIRONMENTAL STEWARDSHIP

Draft Version	Page Number	Final Version	Page Number
There are many high quality (Tier 2) streams in the County, and additional efforts may be needed to ensure streams maintain their high quality. Quality and quantity of runoff from the landscape is greatly influenced by land cover; from forest, field, cropland and pasture or through various types of suburban housing and all the way up to retail and manufacturing areas and other high-density urban uses. Stormwater management's impacts to streams must be analyzed to ensure that the water quality of our streams do not become impaired. There are many state and federal laws that Harford County must comply with in regards to water quality, and Harford County must continue to meet or exceed these measures. Through the implementation of sound land use planning, best management practices, monitoring, and education and outreach, all water resources will be effectively managed.	57	There are many high quality (Tier II) streams in the County, and additional efforts may be needed to ensure streams maintain their high quality. Quality and quantity of runoff from the landscape is greatly influenced by land cover; from forest, field, cropland and pasture or through various types of suburban housing and all the way up to retail and manufacturing areas and other high-density urban uses. The impact of stormwater on streams must be analyzed to ensure that the water quality of our streams do not become impaired. There are many state and federal laws that Harford County must comply with in regards to water quality, and Harford County must continue to meet or exceed these measures. Through the implementation of sound land use planning, best management practices, monitoring, and education and outreach, all water resources will be effectively managed.	61
Development or redevelopment should be designed to occur in a manner that does not overburden local streams. When impacts of stormwater runoff are treated "at the source", water quality is maintained. Incentives to reduce the impacts of impervious surfaces could be identified in code updates.	57	Development or redevelopment should be designed in a manner that does not overburden local streams. When impacts of stormwater runoff are treated at the source, water quality is maintained.	61
The County should consider ways to reduce the footprint of future development activities, and partner with citizen groups and non-profit organizations to restore and enhance existing developed areas. The County should also explore restoration practices that reduce impervious surfaces and promote landscaping with native plants. Expanding our outreach and education efforts to install small scale stormwater management BMP's such as rain barrels, rain gardens, and conservation landscaping will assist with improved stormwater management.	57	The County should consider ways to reduce the footprint of future development activities, and partner with citizen groups and non-profit organizations to restore and enhance existing developed areas. The County should also explore restoration practices that remove impervious surfaces and promote landscaping with native plants. Expanding our outreach and education efforts to install small scale stormwater management best management practices such as rain barrels, rain gardens, and conservation landscaping will assist with improved stormwater management.	61
Nonpoint sources of pollution, such as untreated stormwater management, have been a more challenging issue.	58	Protecting our water resources from the impacts of nonpoint source pollution is a complex challenge. This type of pollution originates from diffuse sources and effects large geographic areas, making it difficult to control and regulate.	62

ENVIRONMENTAL STEWARDSHIP

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The County's land, water, air, plants, and animals are not renewable resources. To limit conflicts and to maximize efficiency, care and reason must be used when determining where population growth should occur in relation to natural resources. From prime agricultural soils to high quality streams to urban centers, how the County develops its land determines the costs it will incur to operate. The location of critical infrastructure plays a significant role in future costs of maintenance and resiliency. Identifying wasteful practices, whether it is energy, solid waste, or service related, is the first step in effectiveness and cost efficiency. When feasible, alternative energy sources should be incorporated into the planning process at every level. Using resources in a manner that does not deplete them or negatively impact others is the goal of any natural resource management plan.	58	The primary goal of natural resource management is to preserve and protect our natural resources while enhancing public safety and health. The responsible management of our natural resources is an essential component to a high quality of life for the citizens of Harford County. A sound natural resource management plan emphasizes the protection and restoration of natural systems while encouraging public outreach and participation in the stewardship of our resources. Natural resources such as forests, streams, and wetlands can provide many benefits when they are effectively managed. When these resources are mismanaged, they can become a community liability. HarfordNEXT supports a systematic approach to natural resource management that promotes the stewardship while recognizing the economic and quality of life benefits derived from them.	62
(a) Protect Tier II (High-quality) subwatersheds and Targeted Ecological Areas. Require the use of innovative designs and BMPs in Tier II watersheds.	60	(a) Protect Tier II subwatersheds and Targeted Ecological Areas. Require the use of innovative designs and BMPs in developments located in Tier II watersheds.	64
(d) Prepare a County Green Infrastructure Plan that will prioritize and identify the need to keep large forested hubs and corridors intact.	60	(d) Prepare a County Green Infrastructure Plan that will identify and prioritize large forested hubs and corridor.	64
Harford County entered the National Flood Insurance Program on March 2, 1983. This allows County residents the ability to purchase flood insurance, and allows the County to receive federal disaster funding.	60	Harford County entered the National Flood Insurance Program on March 2, 1983. This allows County residents and businesses to purchase flood insurance, and allows the County to receive federal disaster funding.	64
(b) Pursue grants with interested property owners to enact programs that improve rare habitats or other environmental features.	60	(b) Pursue grants that improve rare habitats or other environmental features.	65
(c) Improve outreach to landowners that have RTE habitat utilizing various methods; including the web, social media, and webinars to help protect the habitat.	61	(c) Improve outreach to landowners that have RTE habitat utilizing various methods; including the web, social media, and webinars to protect our most valuable resources.	65
(b) Create incentives for private property owners to reforest and restore ecologically valuable land.	61	(b) Create incentives for land owners to reforest and restore ecologically valuable land.	65
(h) Explore the creation of a Tree Canopy Ordinance within the Green Infrastructure Plan.	61	(h) Create a Tree Canopy Ordinance within the Green Infrastructure Plan.	65
Goal ES 2.1: Provide an adequate high-quality drinking water supply to Harford County's citizens.	61	Goal ES 2.1: Ensure adequate high-quality drinking water to Harford County's citizens.	66
Rationale: Drinking water supply has become a national concern, maintaining and improving the quantity and quality of our water is important to the health, safety, and welfare of our citizens and business community.	61	Rationale: Maintaining and improving the quantity and quality of our water is important to the health, safety, and welfare of our citizens and business community.	66

ENVIRONMENTAL STEWARDSHIP

Draft Version	Page Number	Final Version	Page Number
Goal ES 2.2: Provide the necessary infrastructure to meet wastewater demands while protecting the quality of discharge from treatment plants.	62	Goal ES 2.2: Provide the necessary infrastructure to meet wastewater demands while improving the quality of discharge from treatment plants.	66
(a) Protect the quality of discharge waters in accordance with our National Pollutant Discharge Elimination System (NPDES) permit.	62	(a) Improve the quality of discharge waters in accordance with our National Pollutant Discharge Elimination System (NPDES) permit.	66
Goal ES 2.3: Reduce impacts of stormwater runoff that negatively impacts our streams, river, and bay.	62	Goal ES 2.3: Reduce stormwater runoff that impacts our streams, river, and bay.	66
(a) Review the County's Water Source Protection District regulations to more effectively manage community water systems by evaluating existing impervious surface limits.	62	(a) Evaluate existing impervious surface limits of the County's Water Source Protection District regulations.	67
In 2014, the County used 1.4 billion gallons of groundwater from wells that are tapped into the Potomac Group Aquifer.	64	In 2014, the Potomac Group Aquifer provided 1.4 billion gallons of groundwater to County citizens.	67
(e) Consider increasing height limitations on structures in areas where development is more compact to allow flexibility in new developments and reduce the impervious footprint.	64	(e) Evaluate height restrictions on structures to allow flexibility in new developments and reduce the impervious footprint.	67
ADDED TO DOCUMENT	NA	(f) Partner with SHA, DPW, Parks and Recreation to incorporate tree canopy into the design of projects.	67
(d) Form partnerships with other County agencies and non-profit organizations to initiate tree planting projects.	64	REMOVED FROM DOCUMENT	NA
(f) Use resilient native tree species that can tolerate the conditions of urban/suburban areas to increase survival of planting efforts.	64	(e) Require the use of resilient native tree species that can tolerate the conditions of urban/suburban areas to increase survival of planting efforts.	67
Rationale: Treating stormwater runoff onsite significantly reduces the cumulative effects on streams and rivers. Low-cost solutions like rain barrels, rain gardens, and conservation landscaping can help improve local water quality, while at the same time enhancing the quality of life.	64	Rationale: Treating stormwater runoff at the source significantly reduces the cumulative effects on streams and rivers. Low-cost solutions like rain barrels, rain gardens, and conservation landscaping can help improve local water quality, enhancing the quality of life.	68
(a) Increase water quality monitoring by training citizen groups.	65	(a) Train citizen groups to perform water quality monitoring.	68
(b) Support the education of citizens about environmental issues through programs such as Envirothon, 4-H, and Anita Leight Estuary Center.	65	(b) Educate citizens about environmental issues through programs such as Envirothon, 4-H, and Anita Leight Estuary Center.	68
(d) Improve public access to waterways and work with APG to allow access to the Gunpowder River.	65	REMOVED FROM DOCUMENT	NA
(e) Identify opportunities to connect existing developments via greenways.	65	REMOVED FROM DOCUMENT	NA
(d) Encourage compact and walkable development patterns that reduce pollution associated with automobile traffic.	66	REMOVED FROM DOCUMENT	NA

ENVIRONMENTAL STEWARDSHIP

Draft Version	Page Number	Final Version	Page Number
(e) Pursue Congestion Mitigation and Air Quality (CMAQ) Grants for implementation projects.	66	(d) Pursue Congestion Mitigation and Air Quality (CMAQ) Grants for implementation projects that aim to decrease pollutants.	69
Rationale: Renewable energy technologies such as wind and solar are clean sources of energy that have a much lower environmental impact than conventional energy sources. The County should encourage the use of these alternative sources when shown to be cost-effective.	67	Rationale: Renewable energy technologies such as wind and solar have a much lower environmental impact than conventional energy sources.	70
(a) Evaluate public schools and County buildings to determine the viability of installing alternative energy sources.	67	(a) Evaluate public schools and County buildings to determine the viability of installing rooftop solar	70
(d) Identify cost saving opportunities when the County must remove trees for utility work or other purposes.	67	REMOVED FROM DOCUMENT	NA
(e) Explore the feasibility of developing a County-run native plant nursery to use trees and plants for capital projects or other needs.	67	(d) Consider developing a County-run native plant nursery to use trees and plants for capital projects or other needs.	70

PRESERVING OUR HERITAGE

Draft Version	Page Number	Final Version	Page Number
ADDED TO DOCUMENT	NA	In addition, a reimagined transfer of development rights program that is applied more strategically or surgically may enhance opportunities for preservation.	78
Technological innovations developed to aid farm management have changed the economics and operational practices of agriculture. These advanced capabilities have resulted in more efficient and productive farms. For agriculture to remain a viable pursuit in Harford County, technological and operational innovations must be combined with advanced training methods to provide agricultural producers with the tools necessary to endure the many challenges facing farmers today. Support for farms and farmers remains strong, and Harford County remains committed to ensuring farmland is preserved and future farmers have opportunities to succeed. The Preserving Our Heritage theme identifies fundamental strategies for protecting farmland and maintaining the traditions of farming. Key policies feature implementations that will guide the preservation of additional farmland and the mobilization of our next generation of farmers. Innovations, financial incentives and advanced education will provide today's agricultural producers with the tools necessary to endure, despite the challenges facing agricultural production today.	77	For agriculture to remain a viable pursuit in Harford County, technological and operational innovations must be combined with advanced training and education to provide agricultural producers with the tools necessary to endure the many challenges facing today's farmers. Technological innovations developed to aid farm management have changed the economics and operational practices of agriculture. These advanced capabilities have resulted in more efficient and productive farms that generated \$46 million in market value in 2012. The market value of agricultural products produced in 2012 accounted for a 30% increase over 2007. With greater innovation and promotion, agriculture will continue to be an important sector of the economy. Harford's farmers are poised to further expand into regional and international markets while continuing to serve local residents with quality products. The County's nationally recognized operations in the dairy and beef cattle breeding programs, along with our grain producers and nurseries are producing high quality produce and value added products that prove agriculture is thriving and growing in Harford County. Harford County and its farmers are only beginning to reap the benefits of the burgeoning agritourism industry. The County's farms and farmers are uniquely positioned to capitalize on niche tourism that showcases our diverse agricultural economy; including tours of wineries, breweries, creameries and restaurants serving locally sourced products. HarfordNEXT seeks to build upon the successes of farmers throughout the County who have already modernized their business models by incorporating unique approaches which enhance the viability of farming for the next generation. Additionally, the ability to engage in agricultural commercial uses such as farm stands, farmers markets, restaurants, and seasonal events are allowing farmers to further diversify their business model. Support for	79
ADDED TO DOCUMENT	NA	(c) Research and evaluate resources with the potential to become significant over time. Identify funding sources to undertake comprehensive surveys.	82
(i) Identify funding sources in order to undertake a comprehensive survey.	80	REMOVED FROM DOCUMENT	NA
(c) Promote tax credits and effectiveness as a local economic stimulant.	80	REMOVED FROM DOCUMENT	NA

PRESERVING OUR HERITAGE

Draft Version	Page Number	Final Version	Page Number
(g) Promote identification of historic and cultural resources significant to Harford County history with appropriate signs or plaques.	80	REMOVED FROM DOCUMENT	NA
(a) Investigate how the County can incorporate archeology into our cultural resource management plan.	81	(a) Develop a cultural resource management plan that incorporates an archaeological component.	83
(b) Devise a proposal on how to implement such a program, how to investigate those resources, what procedures to execute, and what protections to apply.	81	REMOVED FROM DOCUMENT	NA
(g) Consider expansion of Preservation Priority Area (PPA) and Rural Legacy Areas (RLA).	81	REMOVED FROM DOCUMENT	NA
(e) Work with producers to help initiate or expand production into value adding products.	82	REMOVED FROM DOCUMENT	NA
(b) Require more specific study areas for projects in and around rural areas, especially for large individual development projects.	83	REMOVED FROM DOCUMENT	NA
(b) Reach out to property owners to promote the County's Landmark program.	84	REMOVED FROM DOCUMENT	NA
(e) Expand the Story Map feature on the Department of Planning and Zoning website to promote more opportunities for education and heritage tourism.	84	REMOVED FROM DOCUMENT	NA
(c) Develop the STEM program.	85	REMOVED FROM DOCUMENT	NA

MOBILITY AND CONNECTIVITY

Draft Version	Page Number	Final Version	Page Number
The nexus between transportation and land use is central to providing a high quality of life and promoting livable communities. Increasingly, transportation is viewed as one aspect of a complex and more holistic approach to land use planning, one that prioritizes providing transportation options over costly roadway expansions. Like other suburban counties, development patterns in many parts of Harford County reflect an emphasis on moving cars rather than circulating people. This theme provides strategies for incorporating transportation solutions into the livable communities model.	89	The nexus between transportation and land use is central to providing a high quality of life and promoting livable communities. Transportation is increasingly viewed as an important factor in developing a more holistic approach to land use planning; where alternative transportation options are prioritized over costly roadway expansions. Like other suburban counties, development patterns throughout Harford County reflect an emphasis on moving cars rather than circulating people. The development of a road code that combines alternative transportation options with sound land use planning is critical to promoting development patterns that reflect the livable communities model. The mobility and connectivity theme proposes implementable strategies that can be incorporated into a proposed update of the Harford County Road Code to help achieve the goal of being a livable community.	91
The Functional Classification of roads establishes a hierarchy of mobility and accessibility within the County road network.	91	The Functional Classification of roads establishes a hierarchy of mobility and accessibility within the County road network. The classification of roadways by their function is an important component of transportation planning that defines how a road functions within the overall network of streets and roads. A balanced relationship between mobility and access control can be ensured through the appropriate classification of roads within a network. The functional classification is also important when considering the scope of traffic impact analyses for development projects.	93
(a) Consider traffic impact of planned or ongoing development in proximity to individual projects as part of the development review process.	95	(a) Require that traffic impact studies evaluate the impact of unapproved projects in the vicinity of new development projects that will be reviewed through the Development Advisory Committee (DAC).	97
(b) Explore variable or flexible Level of Service (LOS) standards for intersections inside and outside of the Development Envelope.	95	(b) Consider flexible Level of Service (LOS) standards for mixed-use or transit oriented development.	97
(b) Complete the Michaelsville Road connection for truck traffic in Perryman for a direct connection to MD 715.	95	(b) Complete the section of road known as Road A from Michaelsville Road with a direct connection to MD 715 in Perryman for truck traffic.	97

PROMOTING HEALTHY COMMUNITIES

Draft Version	Page Number	Final Version	Page Number
Rationale: Preventing chronic diseases and encouraging overall wellness increases the quality and years of a healthy life, reduces long term costs, and lessens the burden on our healthcare system.	115	Rationale: Encouraging overall wellness increases the quality and years of a healthy life, reduces long term costs, and lessens the burden on our healthcare system.	112
(k) Encourage the sharing of resources between addictions and mental health providers.	116	(k) Encourage the sharing of resources between addiction specialists and mental health providers.	112
Collective impact is the commitment of a group of important actors from different sectors to a common agenda for solving a specific social problem at scale.	115	Collective impact is a collaborative approach to solving complex social problems where groups from various sectors align their efforts to establish a common agenda and goals.	112
(b) Pursue joint-use agreements to share facilities with schools, especially in neighborhoods that suffer a disproportionate lack of recreational facilities.	110	(b) Encourage shared facilities with schools, especially in neighborhoods that suffer a disproportionate lack of recreational facilities.	113
(d) Work closely with the Harford County Sheriff's Office to ensure public safety at all county recreation sites.	110	(d) Ensure a safe and secure environment at all county parks and recreation facilities and track incidences of crime.	113
(e) Work closely with the Department of Emergency Services to ensure all parks and recreation facilities are designed so that first responders can quickly access and safely remove injured parties.	110	REMOVED FROM DOCUMENT	NA
(f) Work with the Harford County Sheriff's Office to track incidents of crime near recreational facilities and increase patrols as needed.	110	REMOVED FROM DOCUMENT	NA
(c) Pursue a program to clean up residential and commercial properties and provide incentives for aesthetic enhancements to buildings such as façade improvements or landscaping in order to generate a sense of pride and ownership which can also increase property values.	112	(c) Pursue a program to beautify residential and commercial properties and provide incentives for aesthetic enhancements to buildings in order to generate a sense of pride and ownership which can also increase property values.	115
(c) Develop post disaster recovery plans with an emphasis on streamlining the permitting and approval process for zoning and building permits during post disaster recovery.	113	(c) Create a post disaster recovery plan.	116
(g) Take steps to structurally harden critical facilities and demand critical construction of buildings and infrastructure to achieve "near absolute" protection to the public in the event of a disaster.	113	(f) Require critical facilities, buildings and infrastructure to be designed and built to withstand catastrophic damage in the event of a disaster.	116
(d) Identify sites suitable for temporary housing when residential areas are significantly impacted or destroyed.	113	REMOVED FROM DOCUMENT	NA

COMMUNITY PLANNING AREAS

Draft Version	Page Number	Final Version	Page Number
Grow With Purpose aims to address how the Churchville Creswell Community Area can grow and evolve sustainably over time. Decisions will need to be made about how the community functions and where it focuses infill development efforts within the MD 22 corridor, Mixed Office designation, and the Churchville rural village. Clustering provisions should be required for new subdivisions, in order to help further preserve the rural landscapes throughout the community area.	125	Grow With Purpose aims to address how the Churchville Creswell Community Area can grow and evolve sustainably over time. Decisions will need to be made about how the community functions and where it focuses infill development efforts within the MD 22 corridor, Mixed Office designation, and the Churchville rural village. In order to help further preserve the rural landscapes throughout the community area clustering provisions for new subdivisions should be promoted.	127
(a) Encourage multiple uses at different community facilities, like the Churchville Recreation Center. Offer programs related to business development, continuing education, and fitness classes, and make the spaces available for community events.	125	(a) Expand programming at different community facilities, like the Churchville Recreation Center. Offer programs related to business development, continuing education, and fitness classes, and make the spaces available for community events.	127
Economic Vitality recognizes that a diverse and vibrant economy is an integral component of making the Churchville Creswell Community Area a successful community. Additional farm stands and food hubs should also be created throughout the community area.	125	Economic Vitality recognizes that a diverse and vibrant economy is an integral component of making the Churchville Creswell Community Area a successful community. Additional farm stands should also be created throughout the community area.	127
Preserving Our Heritage supports the promotion and preservation of the agricultural industry within the Churchville Creswell Community Area. Efforts should be made to connect food producers with the local food markets, such as the Harford Community College, as well as, create additional farm stands throughout the community area. Likewise, historic preservation is geared towards deciding what's important, figuring out how to protect it, and preserving an appreciation of what is saved for future generations.	127	Preserving Our Heritage supports the promotion and preservation of the agricultural industry within the Churchville Creswell Community Area. Historic preservation is geared towards deciding what's important, figuring out how to protect it, and preserving an appreciation of what is saved for future generations.	129
(c) Design a divided bicycle and pedestrian path across I-95 along MD 24, using the existing ramps and bridges.	135	(c) Explore new crossing opportunities across I-95 for bicyclists and pedestrians.	137
The Fallston Community Area is located on the western edge of Harford County. The area has grown considerably since the establishment of Old Fallston. Today, Fallston is characterized by a mix of agricultural and residential uses. The rural heritage of the area is still evident in its many farms. There are a number of farms in the area	139	The Fallston Community Area is located on the western edge of Harford County. The area has grown considerably since the establishment of Old Fallston. Today, Fallston is characterized by a mix of agricultural and residential uses. The rural heritage of Fallston is still evident in the community area.	141
Additional farm stands and food hubs should also be created throughout the community area.	140	Additional farm stands should also be created throughout the community area.	142
(b) Partner with the Greater Fallston Association for maintaining consistent economic development initiatives.	140	(b) Partner with community groups for maintaining consistent economic development initiatives.	142

COMMUNITY PLANNING AREAS

Draft Version	Page Number	Final Version	Page Number
(a) Encourage multiple uses at different community facilities, like the Chenoweth Activity Center. Offer programs related to business development, continuing education, and fitness classes, and make the spaces available for community events.	140	REMOVED FROM DOCUMENT	NA
Fallston has three State designated Trout streams. Overshot Branch, Laurel Brook, and another unnamed tributary, all feed the Little Gunpowder Falls.	141	Fallston has three state designated Trout streams that all feed into the Little Gunpowder Falls.	143
(a) Develop marketing strategies for the historic tax credit program and highlight demonstration projects that can be an effective economic stimulant in the community area.	142	(c) Promote the historic tax credit program and highlight demonstration projects that can be an effective economic stimulant in the community area.	144
CPA 3.10: Improve the framework for Historic Preservation	142	REMOVED FROM DOCUMENT	NA
(a) Provide greenways to connect communities to nearby parks and schools.	143	(a) Provide greenway trails to connect communities to nearby parks and schools.	144
(b) Consider development standards to encourage social interaction within the Upper Crossroads rural village.	143	REMOVED FROM DOCUMENT	NA
Forest Hill was originally built around an old Ma and Pa railroad station, which today, is a historic landmark in its own right, but the vicinity has developed into a higher intensity commercial center, which includes the Forest Hill Industrial Airpark.	146	Forest Hill began as rural crossroad community that grew with the construction of the Ma and Pa railroad. The railroad station, which is still visible today, is a historic landmark that accentuates the character of the rural village of Forest Hill. During the latter half of the 20th Century, Forest Hill experienced significant residential and commercial growth, especially along the MD 24 corridor and Jarrettsville Road with the development of the Forest Hill Industrial Airpark.	148
(a) Encourage multiple uses at different community facilities, like the McFaul Activity Center. Offer programs related to business development, continuing education, and fitness classes, and make the spaces available for community events.	147	(a) Expand programming at different community facilities, like the McFaul Activity Center. Offer programs related to business development, continuing education, and fitness classes, and make the spaces available for community events.	149
(a) Prepare a Green Infrastructure Plan and identify the main components of the system within the community area, such as Winters Run and Deer Creek. The plan will help provide policy direction to minimize the impacts of new development, as well as, focus restoration efforts.	148	REMOVED FROM DOCUMENT	NA
(c) Design a divided bicycle and pedestrian path across I-95 along MD 24, using the existing ramps and bridges.	150	(c) Explore new crossing opportunities across I-95 for bicyclists and pedestrians.	152
(c) Use traffic calming techniques such as medians, refuges, street trees, and on-street parking to improve street safety and access, and require developers to build these facilities as part of new development or redevelopment.	150	(c) Use traffic calming techniques such as medians, refuges, street trees, and onstreet parking to improve street safety and access, and these facilities as part of new development or redevelopment.	152

COMMUNITY PLANNING AREAS

Draft Version	Page Number	Final Version	Page Number
(d) Reduce parking requirements for developments that locate near transit and establish bicycle and pedestrian facilities.	151	(d) Reduce parking requirements for development near major transit hubs.	152
Havre de Grace is a product of the nation's Federalist Era and includes many fine examples of the early architectural building styles.	154	Havre de Grace came of age during the nation's Federalist Era and includes many fine examples of the early architectural building styles.	155
Aberdeen owes its origins to the dynamic mid-19th century canning industry and the railroad. Development in the 20th century is owed primarily to the large adjacent military base created in 1917, called the Aberdeen Proving Ground.	154	Aberdeen's origins can be traced back to the mid-19th century with the advent of the canning industry. Abundant fertile farmland and access to the railroad allowed the canning industry to flourish into the early 20th century. The era of the canning industry came to an end with the federal government's acquisition of thousands of acres in the area for the development of the Aberdeen Proving Ground military base.	155
Public input was gathered as part of the planning process for HarfordNEXT and an analysis of opportunities and challenges was performed for the Greater Aberdeen/Bush River/Havre de Grace Community Area, in order to provide a baseline for prioritizing goals and objectives. Ultimately, the community will play a critical role in determining the most effective strategies for implementation. Some opportunities for the Greater Aberdeen/Bush River/Havre de Grace Community Area include its proximity to APG, waterfront along the Chesapeake Bay, and the Lower Susquehanna Heritage Greenway. These situations can be viewed as strengths that can be built upon to enhance citizen's quality of life. Some of the challenges for the Greater Aberdeen/Bush River/Havre de Grace Community Area include potential sea level rise, traffic along MD 22, and disinvestment along the US 40 corridor. These tasks can be viewed as priorities for new policy initiatives, planning studies, and innovative programs. Each of the themes developed in HarfordNEXT provide implementation strategies that can be addressed with greater detail when looking at the community level.	154	Department staff solicited public input in order to develop an analysis of opportunities and challenges for the Greater Aberdeen/Bush River/Havre de Grace Community Area. The Areas residents and business owners will play a critical role in determining the most effective implementation strategies to realize the goals for their community. These specific goals can be determined through a partnership between the Department of Planning and Zoning and the community to develop a Community Area Plan. There are many opportunities along the US 40 corridor to target redevelopment and revitalization efforts. The Lower Susquehanna Heritage Greenway also presents numerous opportunities to expand recreation and tourism in the area. This Community Area also faces challenges such as potential sea level rise, traffic congestion, disinvestment along the US 40 corridor, and aging infrastructure. The themes within HarfordNEXT provide a variety of implementation strategies to address these challenges.	155
(a) Encourage multiple uses at different community facilities, like the Havre de Grace Activity Center. Offer programs related to business development, continuing education, and fitness classes, and make the spaces available for community events.	155	(a) Expand programming at different community facilities, like the Havre de Grace Activity Center. Offer programs related to business development, continuing education, and fitness classes, and make the spaces available for community events.	156

COMMUNITY PLANNING AREAS

Draft Version	Page Number	Final Version	Page Number
This area continues to grow because of its proximity to jobs and transportation facilities, which is a good reason the County's Office of Economic Development is located here, as well as, the Ground Floor, which is a collaborative workspace designed for community entrepreneurs and start-up businesses.	155	This area continues to grow due its convenient access to jobs and transportation facilities such as the MARC line. Recognizing the advantageous location and redevelopment opportunities along the US 40 Corridor, the County's Office of Economic Development initiated the Ground Floor, which is a collaborative workspace designed for community entrepreneurs and start-up businesses.	156
(a) Create incentives for home and business owners to achieve Bay wise landscaping certification through the University of Maryland's Master Gardener Program.	157	REMOVED FROM DOCUMENT	NA
(b) Support community-supported (CSA) and farmers' markets and offer gardening and composting classes for residents.	160	(b) Encourage creation of farmers markets and community-supported agriculture (CSA) and offer gardening and composting classes for residents.	161
(a) Encourage multiple uses at the Joppatowne Library. Offer programs related to business development, continuing education, and fitness classes, and make the space available for community events.	164	(a) Expand programming at different community facilities, like Joppatowne Library. Offer programs related to business development, continuing education, and fitness classes, and make the space available for community events.	165
(a) Provide infrastructure improvements, such as streetscape beautification projects, in order to help stimulate economic development along US 40 and MD 7, and support the needs of existing and potential businesses.	164	(a) Provide infrastructure improvements, such as streetscape beautification projects, in order to help stimulate economic development along US 40, and support the needs of existing and potential businesses.	165
(b) Create a U.S. 40 Business Improvement District from MD 152 to MD 24.	164	(b) Create a US 40 Business Development and Improvement Association from the Baltimore County line to MD 152.	165
(b) Create a neighborhood indicators tracking system for tracking the health and stability of various neighborhoods in the community area.	164	REMOVED FROM DOCUMENT	NA
Improve the framework for Land Preservation	166	REMOVED FROM DOCUMENT	NA
The Northern Tier Community Area forms roughly the northern half of the County and includes the rural villages of Coopstown, Jarrettsville, Norrisville, Whiteford, Dublin, and Darlington. With the exception of the rural villages, the community area is predominantly agricultural, with minimal pockets of low density residential developed towards the Town of Bel Air. Since agriculture is so important to the rural economy in the Northern Tier, most of the Priority Preservation Area for the County is found here, which aims to preserve 80% of its undeveloped land in the future. There are currently over 33,000 acres held within protective easements in the Northern Tier, which is almost 70% of all the easements held Countywide.	171	The Northern Tier Community Area can generally be described as all those areas and communities north of Forest Hill; including the rural villages of Coopstown, Jarrettsville, Norrisville, Whiteford, Dublin, and Darlington. The Northern Tier Community Area is predominantly agricultural with fragmented areas of rural residential development. The Rural Villages have generally maintained their character as small crossroads communities with minimal new development. The majority of the Priority Preservation Area (PPA) is located within this Community Area. The County's goal is to preserve a total of 75,000 acres within the PPA. There are currently over 33,000 acres permanently preserved within easement programs in the Northern Tier.	172

COMMUNITY PLANNING AREAS

Draft Version	Page Number	Final Version	Page Number
(a) Encourage multiple uses at different community facilities, like the Norrisville Library and Recreation Center. Offer programs related to agricultural business development, continuing education, and fitness classes, and make the spaces available for community events.	172	(a) Expand programming at different community facilities, like the Norrisville Library and Recreation Center. Offer programs related to agricultural business development, continuing education, and fitness classes, and make the spaces available for community events.	173
(a) Develop accessible community gathering spaces such as parks, plazas, and farmers markets, which provide people a place for social interaction and to promote a healthy community.	172	(a) Develop accessible community gathering spaces such as parks and farmers markets, which provide people a place for social interaction and to promote a healthy community.	173
(b) Prepare a Green Infrastructure Plan and identify the main components of the system within the community area, such as Deer Creek and Broad Creek. The plan will help provide policy direction to minimize the impacts of new development, as well as, focus restoration efforts.	173	REMOVED FROM DOCUMENT	NA
CPA 7.11: Improve the framework for Preservation	174	REMOVED FROM DOCUMENT	NA